

Appendix A: Maps

The PUC DP includes six foldout maps:

- Significant Panoramic Views (**Map A.1**)
- Open Space Map (**Map A.2**)
- Land Use Key Map (**Map A.3**)
- Land Use Maps for PUC-West, PUC-Central and PUC-East (**Maps A.4, A.5, A.6**)

These maps illustrate the long-range vision of the future of the plan area and the major land use and open space policies that are articulated in the plan. In using these maps, the reader should keep in mind that:

- (1) These maps are general and conceptual.
- (2) The maps are illustrative of the plan's policy statements, presented in the text of this report.

The policy and guideline statements are considered to be the most important elements of the plan. The maps are considered illustrations of the policies.

The maps present the Urban Community Boundary, generalized views, open space designations, and general land use designations. The land use maps are not parcel-specific, and illustrate generalized categories or groups of land uses within the region.

Because they are not parcel-specific, the lines depicted by these boundaries do not indicate precise demarcations. The extent of permissible or appropriate uses within land use categories should be evaluated in concert with relevant sections of the plan's text and specific site characteristics. The plan is intended to guide the zoning district regulations contained in the *Land Use Ordinance* and the mapping of zoning districts. Recognizing that the maps may be more accessible and more interesting than the written policies, the following section presents a summary description of the organizing boundaries and land use designations common to all the maps, and a brief explanation of the contents of each of the maps followed by a glossary of the land use designations.

Urban Community Boundary

The Urban Community Boundary defines and contains the intended extent of developed or "built-up" areas of urban and urban fringe communities. Its purpose is to define the land area that is appropriate for urban development while protecting lands outside this boundary for agriculture or open space values. The Urban Community Boundary is intended to remain fixed through the year 2025 planning horizon. Areas within this boundary are generally characterized by extensive tracts of residential, commercial,

industrial, or mixed-use development clearly distinguishable from undeveloped, agricultural or more “natural” portions of the region.

Preservation Boundary

For the purposes of this region, the Preservation Boundary can be considered the reverse side of the Urban Community Boundary. The primary purpose of the preservation boundary is to protect lands which are not valued primarily for agriculture, but which form an important part of the region’s open space fabric for their natural, cultural, unique agricultural, or scenic resource values. The boundary generally circumscribes undeveloped lands designated “preservation” on the Open Space and Land Use maps. Preservation Boundaries that are located within the PUC’s Urban Community Boundary are intended to remain fixed.

Urban Areas

Urban lands include those lands that have been developed or are planned for development for residential, commercial, and industrial uses.

Preservation Areas

Preservation areas include lands valued primarily for their natural, cultural, or scenic resource values. These lands generally include important wildlife habitat, cultural sites, significant landforms, views, or hazard areas, such as:

- Lands necessary for protecting watersheds, water resources, and water supplies.
- Lands necessary for the conservation, preservation, and enhancement of sites with scenic, historic, archaeological, or ecologic significance.
- Lands necessary for providing and preserving park lands, wilderness and beach reserves, and for conserving natural ecosystems of endemic plants, fish and wildlife, for forestry, and other related activities to these uses.
- All offshore and outlying islands of Oahu unless otherwise classified.
- Lands with topography, soils, climate, or other related environmental factors that may not be normally adaptable or presently needed for urban, rural, or agricultural use.
- Lands with general slopes of 20 percent or more that provide for open space amenities and/or scenic values.
- Lands susceptible to floods and soil erosion, lands undergoing major erosion damage and requiring corrective attention by the State or Federal government, and lands necessary to the protection of the health, safety and

welfare of the public by reason of soil instability or the lands' susceptibility to landslides and/or inundation by tsunami and flooding.

- Lands used for national, state, or city parks.
- Lands suitable for growing of commercial timber, grazing, hunting, and recreation uses, including facilities accessory to such uses when said facilities are compatible with the natural physical environment.

VIEWS MAP

The Significant Panoramic Views Map (**Map A.1**) is intended to illustrate the region's major views and indicate major view features, such as mountain preservation areas and the three volcanic craters along the coastal plain – Aliamanu, Punchbowl (Puowaina), and Diamond Head (Leahi).

OPEN SPACE MAP

The Open Space Map (**Map A.2**) is intended to illustrate the region's major open space patterns and resources as outlined in **Section 3.1**. It highlights major open space elements and resources, including preservation and agricultural lands, major parks and recreational facilities, harbors and waterfront promenades, stream greenbelts, and areas such as major institutional campuses, golf courses, and cemeteries that contribute to open space but are not used by the general public.

LAND USE MAPS

The Land Use Key Map (**Map A.3**) shows how the Land Use Map is divided into three sections – PUC-West, PUC-Central and PUC-East (**Maps A.4, A.5, A.6**). The three colored Land Use Maps illustrate the desired long-range land use pattern for the entire Primary Urban Center. (Note that the maps overlap in order to provide context on the edges of each area.)

While the land use designations displayed on the map are intended to denote the predominant land use pattern, minor occurrences of other uses may also be present to the extent that the use is compatible with the predominant land use, and the character and intensity of the intended land use designation is maintained. For instance, areas designated for “lower-density residential” may also contain pockets of “higher-density residential/mixed use” areas where higher-density housing areas are integrated with retail and commercial services and with recreation and community facilities serving the surrounding neighborhood.

The land use maps illustrate the following land use designations within the Urban Community Boundary:

Lower-Density Residential

These uses are depicted as a single tone yellow color. Lower-Density Residential generally refers to single-family detached residences, attached houses, and low-density, low-rise multifamily residences that maintain a density between five and 12 dwelling units per acre. Areas zoned for apartment use within the lower-density residential designation may have higher densities and land uses consistent with that zoning classification.

Commercial services are an integral part of livable communities such as these. Therefore, the yellow color which indicates lower density residential uses may also accept clusters of community and neighborhood-level commercial establishments where appropriate. In some cases, particularly where such clusters signify higher levels of development or neighborhood use, such clusters, may be indicated by a red dot.

Medium and Higher-Density Residential/Mixed Use

Areas identified for medium and higher-density residential/mixed use designations are shown as light brown on the maps. This designation refers to a broad range of medium and higher-density residential uses that vary in density from 13 to 140 units per acre. Medium density residential may range from 13 to 90 units per acre, while high density residential may range from 90 to 140 units per acre. Building types are intended to include low-rise multifamily residences such as townhouses or low-density apartments to mid-rise and high-rise multifamily buildings. The integration or close location of residential buildings with office and retail services or recreation and community facilities should be encouraged as mixed-use is an essential component of this designation.

Community/Neighborhood Commercial

These centers generally consist of clusters of commercial establishments intended for neighborhood service within lower-density residential neighborhoods. While they may not be mapped, certain more intensely developed clusters may be indicated by red dots. Uses typically include service stations, grocery and sundry stores, and other services and shops catering to common household- or neighborhood-level convenience items. While they vary greatly in total size and number of business establishments, a community/neighborhood commercial area is typically comprised of less than 200,000 square feet of commercial floor area.

District Commercial

District commercial areas, which are shaded in red on the maps, refer to a wide variety of commercial uses and related activities intended to serve district, regional and/or islandwide populations. Uses typically include major office buildings, shopping centers, professional and business services, municipal services, and commercial activities located along major streets. Mixed uses, including appropriately integrated medium or higher-density residential facilities, and higher densities are encouraged in these areas.

Industrial

Areas identified for industrial use designation are shaded in purple. It includes the major transportation facilities, and facilities for light- and service-related industrial uses associated with repair, processing, construction, manufacturing, transportation, wholesaling, distribution, storage, or similar economic activities, and supporting facilities that directly enhance their viability. Industrial areas also include a range of compatible commercial activities, except where otherwise specified within the text of the Development Plan. Areas intended primarily for more intensive, noxious industrial uses are also specified in the text of the plan.

Resort

Areas designated for resort use are depicted in pink. This designation consists primarily of full-service or specialty hotels, timeshares, and apartments to support the visitor industry, as well as accessory and supporting commercial uses such as retail, food and entertainment establishments intended to enhance the viability of the principal use. Mixed-use concept is an essential component of this designation, and the integration of visitor accommodations in close proximity to related support services should be encouraged.

Institutional

The institutional designation includes facilities for public use or benefit, including schools, churches, hospitals, group living establishments, utilities and infrastructure production or support facilities, civic, public, and social services facilities, and government facilities. These areas are depicted as blue shapes.

Major Parks and Open Space

Parks and Open Space features are depicted by a dark green color. This designation refers to larger land areas and recreational facilities that contribute to the region's open space network, including regional and district parks, botanical gardens, zoological parks, golf courses and cemeteries. Community, neighborhood, and miniparks are part of the open space system, but are too small to display on the map.

Military

These uses, which are depicted on the maps by a gray color, include lands for military and military support purposes.

Pedestrian Network

A regional system of pedestrian facilities intended to enhance pedestrian mobility within and between neighborhoods.